

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**ST. SIMON'S RECTORY
9 GLEN ROAD, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

May 2010

1. DESCRIPTION



St. Simon's Rectory in its original location on the west side of Edgedale Road
(Source: City of Toronto Archives, Fonds 200, Item 129, April 16, 1913)

9 Glen Road: St. Simon's Rectory	
ADDRESS	9 Glen Road (east side, north of Howard Street)
WARD	28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 360, Part Lots 5 & 6; Plan E238, Part Block A
NEIGHBOURHOOD/COMMUNITY	Howard Street Neighbourhood
HISTORICAL NAME	St. Simon's Rectory
CONSTRUCTION DATE	1907 (completed on Edgedale Road)
ORIGINAL OWNER	Incumbent & Church Wardens, St. Simon the Apostle (Anglican) Church
ORIGINAL USE	Residential (single detached house)
CURRENT USE*	Residential (multi-residential building) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Eden Smith, architect (1906 designs & 1922 alterations)
DESIGN/CONSTRUCTION	Brick cladding; brick, stone & wood detailing
ARCHITECTURAL STYLE	Period Revival with Arts & Crafts detailing
ADDITIONS/ALTERATIONS	1922, rectory relocated from west side of Edgedale Road to east side of Glen Road
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	May 2010

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 9 Glen Road, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1881	Edgar Jarvis registers Plan 360, including building lots on the east side of Glen Road, north of Howard Street
1888	St. Simon's Church is built on the north side of Howard Street
1903	Representatives of St. Simon's Church register Plan E238, further subdividing the lands on the east side of Glen Road
1906	In April, architect Eden Smith is engaged to prepare plans for the Rectory and the Parish House (Sunday School building)
1907	Located on the west side of Edgedale Road & north of the Church, the Rectory is occupied by Easter 1907
1912	Goad's Atlas illustrates the Rectory in its original location
1922	The Rectory is moved to its present site on Glen Road
1951 Feb	Church representatives sell the property with the Rectory
1951 Sept	Application is made to convert the building into a three-unit dwelling
1974	Toronto City Council lists the property at 9 Glen Road on the City of Toronto Inventory of Heritage Properties

ii. HISTORICAL BACKGROUND

Howard Street Neighbourhood

The property at 9 Glen Road is located in the Howard Street neighbourhood, which developed as part of the residential enclave southeast of Bloor Street East and Sherbourne Street. The origins of the area date to the late 18th century when it was one of the 100-acre "Park Lots" extending between present-day Queen Street and Bloor Street that were awarded to associates of the Provincial government as the setting of country estates. Park Lot 4 was granted to John White and, following his death in a notorious duel with John Small, his estate transferred the acreage to members of the Ridout family. Working with the neighbouring landowner, in 1845 Thomas Gibbs Ridout authorized construction along the west boundary of a road that became Sherbourne Street. This opened the area to residential development, and part of the tract was subdivided in 1852 when surveyor and architect John Howard laid out building lots northeast of Sherbourne Street and East (now Howard) Street. The earliest surviving houses in the area date to the 1870s. The 1884 Goad's Atlas (an extract of which is reproduced in Section 6 of this report) shows the build up of the Howard Street neighbourhood to that point. By the early 20th century, a dozen plans of subdivision – some of which were further divisions of earlier registered plans – were in place for the lands as development spread east of Sherbourne Street to Parliament Street. During this era, the area was among the desirable upscale residential neighbourhoods accessible to downtown Toronto, and its buildings reflected contemporary architectural styles. In the

community, St. Simon the Apostle (Anglican) Church (1888) was joined by a school and fire hall (later demolished). The Howard Street neighbourhood provided a link to Rosedale via the “iron bridge” on Glen Road north of Howard Street.

With the construction of the Prince Edward (Bloor Street) Viaduct during World War I, Bloor Street was extended east of Sherbourne Street. While this development brought streetcar service directly to the Howard Street neighbourhood, it also removed the ravine setting that had previously formed the north edge of the area (as illustrated on Goad’s Atlases), along with some of the residential buildings. Following World War II and the growth of middle class suburbs around the city, the neighbourhood along Howard Street went into a decline and many of the single family residences were converted into rooming houses. This situation coincided with trends in post-war planning that favoured the replacement of low-scale dwellings with high-rise buildings to meet the demand for rental housing in Toronto. Beginning in the 1950s, a development consortium acquired the majority of the properties in the area bounded by Bloor, Sherbourne, Wellesley and Parliament as the site of St. Jamestown, a collection of nearly 20 publicly and privately owned apartment towers. The proximity of St. Jamestown to the Howard Street neighbourhood is illustrated on the maps reproduced in Section 6 of this report. With the removal of the majority of the building stock, St. Simon’s Rectory at 9 Glen Road is a surviving reminder of the historical setting of the area.

St. Simon the Apostle (Anglican) Church and Rectory

The property at 9 Glen Road contains the building historically known as St. Simon’s Rectory, which is associated with the neighbouring St. Simon the Apostle (Anglican) Church. The congregation was established in 1887 to serve the area bounded by Sherbourne Street, Wellesley Street East, the Don River and the north limit of the city (present-day Bloor Street). Completed the following year, the “church crowns the southern slope of the picturesque Rosedale Ravine and is a structure as handsome as it is unique.”¹

St. Simon’s Rectory was in place by Easter 1907 in a location on the west side of Edgedale Road, north of the Church and overlooking the Rosedale Ravine (its original location is illustrated on Goad’s Atlas for 1910 updated to 1912, which is included in Section 6 of this report). With the completion of the Prince Edward (Bloor Street) Viaduct in 1918, Bloor Street was extended eastward along the north edge of the church lands. As a result of the traffic, and in particular the noise from the street cars, church representatives decided to relocate the rectory to the west end of St. Simon’s Church precinct, a move that was considered less expensive than acquiring off-site accommodation for the rector. St. Simon’s Rectory was in place on the east side of Glen Road by September 1922, and it continued to house church personnel until 1951 when the property was sold and the house converted into a multiple residential units.

Eden Smith, Architect

Toronto architect Eden Smith received the commission to design St. Simon’s Rectory as the result of his previous association with St. Simon the Apostle Church. Plans for the church were

¹ Robertson, 96

prepared in 1887 by the local architectural firm of Strickland and Symons with Eden Smith as the lead designer. The unique Arts and Crafts styling of St. Simon's Church became the hallmark of Eden Smith's subsequent buildings.

Born and educated in Birmingham, England, Eden Smith immigrated to Canada in the 1880s where he joined Strickland and Symons as a draughtsman. Eden Smith embarked on a solo career in 1891 (apart from a brief association with architect Eustace C. Bird) and practiced with one or both of his sons beginning in 1906. While undertaking commissions for churches, banks and schools, Eden Smith was best known for his residential designs that reflected his adherence to Arts and Crafts design principles. Co-founder of the Toronto 18 Club and the Arts and Crafts Society of Canada, in his practice Eden Smith drew from the craftsmanship of English designer William Morris and the ideals of architect Richard Norman Shaw.

In 1906, Eden Smith and Son received the commission for St. Simon's Rectory and Parish House (Sunday School). Smith returned to the site in 1922 to supervise the relocation of the Rectory on the church grounds. As part of the commission, Smith's firm supervised the laying of a new foundation and the reconstruction of the chimneys.

iii. ARCHITECTURAL DESCRIPTION

As designed by architect Eden Smith, St. Simon's Rectory reflects Period Revival styling with Arts and Crafts principles. The Period Revival style was among the most fashionable of the early 20th century, which drew upon European precedents, particularly rural vernacular architecture that blended classical (Jacobean) and medieval (Tudor) design elements. Architectural features and building materials identified with the pre-industrial era were embraced by architects and designers who adhered to Arts and Crafts principles. The rectory's distinctive roofline, asymmetrically placed entrances and casement type windows are typical of the Period Revival features that were part of Eden Smith's design vocabulary. When relocated, the rectory retained its original orientation with the principal façade and main entrance facing west.

Clad with brick and trimmed with brick, stone and wood, St. Simon's Rectory features an irregularly-shaped 2½-storey plan. The hipped roof has dormers and tall brick chimneys, with the chimney on the west slope set on an angle. The openings on the principal (west) façade are asymmetrically placed, with the main entrance protected by an open gable-roofed porch. On all of the elevations, the fenestration has segmental-arched openings, many of which contain multi-pane windows. An oriel window marks the west façade, and a secondary entry is placed on the south wall.

iv. CONTEXT

Found in the Howard Street neighbourhood, St. Simon's Rectory is located on the east side of Glen Road in the first block north of Howard Street. Set back from the street, the rectory is located directly north of the Roslyn Apartments at 1 and 7 Glen Road and opposite the surviving

Glen Road Houses at 6-16 Glen Road. While its scale and appearance as a house form building complement the other residential structures on Glen Road, it is also related in its location, history and design to the neighbouring St. Simon’s Church that adjoins the site to the east.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative Example of a Style and Type with a High Degree of Craftsmanship – While St. Simon’s Rectory is an early 20th century residential building designed as part of a church precinct, its architectural significance lies in its well-crafted Period Revival design influenced by Arts and Crafts principles as interpreted by the important Toronto architect Eden Smith.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

Institution – As the setting of the building historically known as St. Simon’s Rectory, the property at 9 Glen Road is associated with the adjacent St. Simon the Apostle (Anglican) Church, an institution of significance to the Howard Street neighbourhood. The congregation was established to serve the local population in the area southeast of present-day Bloor Street East and Sherbourne Street, as well as worshippers from the burgeoning suburb of Rosedale to the north. Over a century later, St. Simon’s Church remains a local landmark in the Howard Street neighbourhood, serving as a spiritual and social resource for the adjoining St. Jamestown community. While St. Simon’s Rectory is no longer functionally related to the church, it remains linked to the institution through its history and proximity.

Architect – St. Simon’s Rectory was designed by Eden Smith, who was among Toronto’s most influential architects of the late 19th and early 20th centuries. Influenced by William Morris and his circle, Smith is credited with introducing and popularizing Arts and Crafts principles in Toronto, first through his plans for the Church of St. Thomas (1892) on Huron Street, followed

by his residential commissions for fellow artists in the High Park and Wychwood Park neighbourhoods. In a career that included local landmarks such as the Studio Building (1913) in Rosedale and the Spruce Court and Riverdale Court Apartments (1913) in Riverdale, Smith is perhaps best-known for developing “an original Arts and Crafts house appropriate for Toronto and southern Ontario – a process that influenced domestic architecture in Ontario over the next quarter century and helped provide the groundwork for 20th century housing design.”² This design aesthetic was applied to St. Simon’s Rectory.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Character – St. Simon’s Rectory is part of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated as a desirable upscale residential enclave east of Sherbourne Street and south of Bloor Street East. With St. Simon the Apostle (Anglican) Church as the centerpiece of the historic community, the development of the area along Howard Street and the adjoining streets from the 1870s to World War I can be traced through the remaining built form, of which St. Simon’s Rectory is an integral part.

Surroundings – St. Simon’s Rectory is visually and historically linked to its surroundings in the Howard Street neighbourhood. While originally found on Edgedale Road, the rectory has been in its current location for nearly a century. On Glen Road, the setback of St. Simon’s Rectory from the street links it to the St. Simon the Apostle (Anglican) Church precinct directly east, while its scale and function associate it with the group of residential buildings on Glen Road to the south and west.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 9 Glen Road has cultural heritage value as a well-crafted church rectory designed by the important Toronto architect, Eden Smith, which is historically associated with the adjoining St. Simon the Apostle (Anglican) Church. While St. Simon’s Rectory has individual design and associative merits, it also contributes contextually to the historical character of the Howard Street neighbourhood as the surviving late 19th- and early 20th-century residential enclave southeast of Sherbourne Street and Bloor Street East to which it is historically and visually linked.

4. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan 360, Lots 5-6, and Plan E238, Part Block A
 Annual Reports, St. Simon the Apostle Church, 1906, 1907 and 1922, Archives of the

² Brown, 1

Anglican Diocese of Toronto
Assessment Rolls, City of Toronto, St. David's Ward, 1886-91, and Ward 2, Division 2,
1892 ff.
Building Files, St. Simon's Rectory, Archives of the Anglican Diocese of Toronto
Building Records, plans for alterations and additions to 9 Glen Road, 1951-57
City of Toronto Directories, 1887 ff.
Goad's Atlases, 1884, 1890, 1894, 1899, 1903, 1910 revised to 1912, 1910 revised to
1923, and 1931 revised to 1941
Minutes, St. Simon's Church Vestry Meetings, Toronto, 1906
Photographs, St. Simon's Rectory, City of Toronto Archives, Fonds 200, Series
372, Bloor Street Viaduct, 1913-14
Underwriters' Insurance Atlas, 1931 updated to 1941

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5. IMAGES



St. Simon's Rectory is shown in its original location on the west side of Edgedale Road, north of St. Simon the Apostle Church and Sunday School, in 1913 (Source: City of Toronto Archives, Fonds 200, Item 66, March 14, 1913)



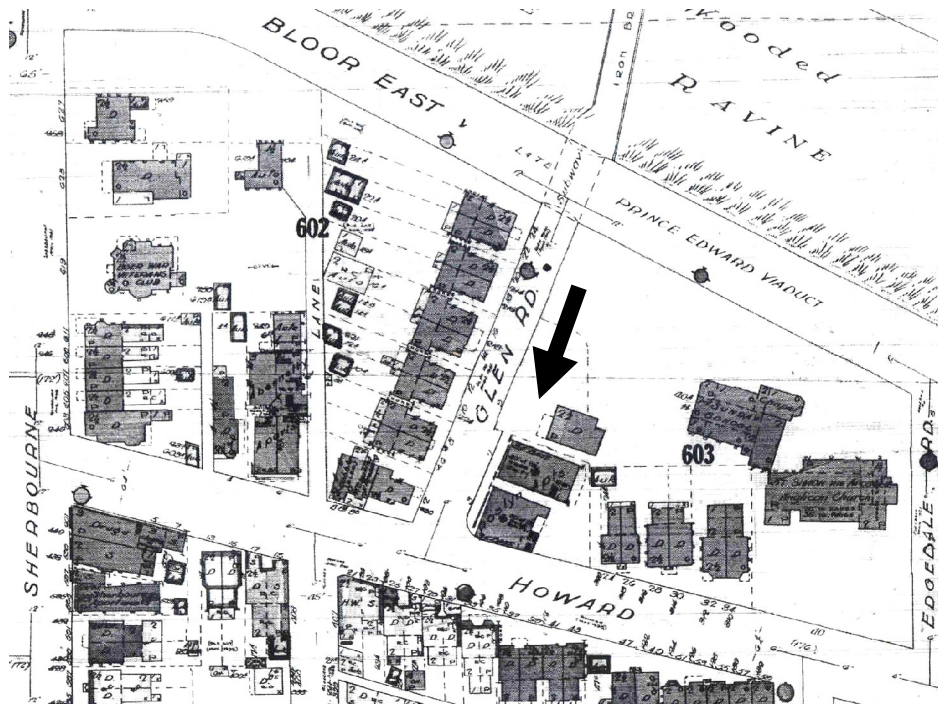
Photograph of St. Simon's Rectory in its location on Glen Road, with the St. Simon the Apostle (Anglican) complex in the background (right), 2010



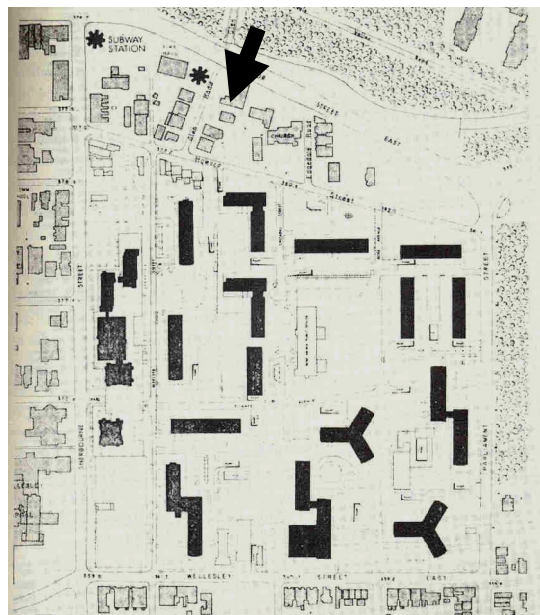
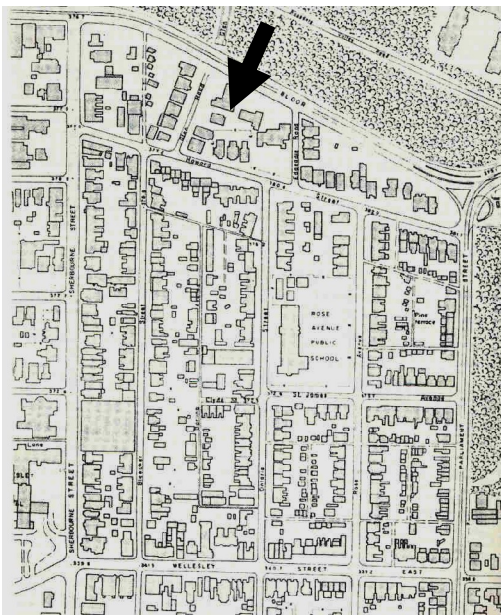
Extract, Goad's Atlas, 1884, showing the development of the Howard Street neighbourhood to that date (Source: City of Toronto Archives)



Extract, Goad's Atlas, 1910 revised to 1912, showing St. Simon's Rectory in its original location on Edgedale Road (the arrow marks the site) (Source: City of Toronto Archives)



Extract, Underwriter's Insurance Atlas, 1931 revised to 1941, showing St. Simon's Rectory after its move to Glen Road (Source: City of Toronto Archives)



Property data maps, showing the context of the property at 9 Glen Road prior to and following the development of St. Jamestown (the arrows mark the locations of the former rectory) (Source: Sewell, 164-165)